

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
 INDIANAPOLIS, IN 46204
 PHONE (317) 232-3777
 FAX (317) 974-1629

Ratio Study Narrative 2022

General Information	
County Name	Warren County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jessie Kerst	765-764-4528	assessor@warrencounty.in.gov	County Assessor
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC

Sales Window	1/1/2019 to 12/31/2021
If more than one year of sales were used, was a time adjustment applied? Due to size of County, we used sales from 01/01/2019 – 12/31/2021 for all classes and groupings.	If no, please explain why not. We did not have enough paired sales to establish a reliable time adjustment.
	If yes, please explain the method used to calculate the adjustment.

Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

The Residential Vacant land was grouped (L1). Warren County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There was no commercial and industrial valid sales, so no trending was performed on the commercial land.

With this being a small rural community and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study (C1).

Due to the limited number of sales, the residential improved sales were grouped together in two groupings. Only Washington Townships could stand alone. The groupings were based on similar township homesite rates, topography, and school districts. There were two residential improved groupings used for the sales ratio study. Adams, Liberty, Medina, Pine, Prairie, and Warren Townships were grouped (R1). Jordan, Kent, Mound, Pike, and Steuben Townships were grouped (R2).

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Adams > 10%	Land order change and cost table change.
	Kent > 10%	Land order change and cost table change.
	Mound > 10%	Land order change and cost table change.
	Pike > 10%	Land order change and cost table change.
	Pine > 10%	Land order change and cost table change.
	Steuben > 10%	Land order change and cost table change.
Commercial Vacant	Adams > 10%	Land order change – values raised.

	Liberty > 10%	Land order change – values raised.
	Pike > 10%	Land order change – values raised especially West Lebanon.
	Steuben > 10%	Land order change – values raised. Land allocation change.
	Warren > 10%	Land order change – values raised.
Industrial Improved	Jordan > 10%	Land order change and cost table change.
	Mound > 10%	Land order change and cost table change.
	Steuben > 10%	Land order change and cost table change.
	Washington > 10%	Land order change and cost table change.
Industrial Vacant	Jordan > 10%	Land order change – values raised.
	Liberty > 10%	Land order change – values raised.
	Pike > 10%	Land order change – values raised especially West Lebanon.
	Prairie > 10%	Land order change – values raised.
	Washington > 10%	86-12-11-210-222.000-016 was changed to primary land with an influence factor.

Residential Improved	<p>Adams > 10%</p> <p>Jordan > 10%</p> <p>Kent > 10%</p> <p>Medina > 10%</p> <p>Mound > 10%</p> <p>Pike > 10%</p> <p>Pine > 10%</p> <p>Prairie > 10%</p> <p>Steuben > 10%</p> <p>Warren > 10%</p> <p>Washington > 10%</p>	<p>Some new construction, land order change and raise to trending factors.</p> <p>One new parcel, some new construction, land order change and raise to trending factors.</p> <p>New construction added on 86-15-18-410-321.000-005 and 86-15-18-440-109.000-005, improvement values increased due to new cost tables and physical changes to some of the improvements in the township.</p> <p>Two new parcels, some new construction, trending changes as well as land order update.</p> <p>Multiple new parcels created due to land splits/combo, improvement removed from 86-16-27-400-034.000-008 making it vacant now, land values increased for ResVac properties in the township.</p> <p>One parcel changed from Ag to Res. Land order updated and trending factors based on market sales.</p> <p>One parcel changed from Ag to Res. Land order updated and trending factors based on market sales.</p> <p>Two new parcels. Land order updated and trending factors based on market sales.</p> <p>Some new construction, land order change and raise to trending factors.</p> <p>One new parcel, one changed from exempt, land order and trending factors.</p> <p>Land order change as well as changes to trending based on market sales.</p>
Residential Vacant	<p>Medina > 10%</p> <p>Pike > 10%</p> <p>Pine > 10%</p> <p>Prairie > 10%</p> <p>Steuben > 10%</p> <p>Washington > 10%</p>	<p>Land order change – values raised – one parcel changed to homesite, new house started</p> <p>Land order change – values raised especially West Lebanon. Two new parcels.</p> <p>Multiple new parcels created due to land splits/combo, land values increased due to land order change.</p> <p>One new parcel and land order changes</p> <p>Land order change – homesite / excess acreage price raised.</p> <p>Land order change – most neighborhoods raised.</p>

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

Kent, Mound, Pike, and part of Washington Twp were reviewed as phase four of the reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order was updated throughout the county with phase four of the reassessment.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Warren County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.